

Addendum

Agenda Item 8 – Land to the West of Harlow Playhouse (HW/FUL/23/00488)

The following amendments and clarifications are made to the officer's report following correspondence with the applicant:

1. Biodiversity Net Gain

The applicant has submitted a revised Biodiversity Net Gain assessment to determine the impact the enlarged turning circle/taxi-rank would have on the overall net gain. This has resulted in a reduction from 15.06% to 11.17%.

The gain still exceeds the 10% required by the Environment Act 2021, however, as this application was submitted before this came into effect, there is only a policy requirement to provide 'a net gain'. Therefore, the final score is still more than acceptable for the proposed development.

2. Parking

There will be two standard parking spaces to the rear of the church, rather than three as stated in the report. This would be in addition to the three accessible parking spaces to be provided in this location.

3. Conditions

5	<p>Prior to the commencement of development, a Construction Ecological Management Plan addressing how potentially adverse impacts to ecology will be managed and mitigated, as identified within the Ecological Impact Assessment, prepared by Delta-Simons (ref: 98647.582479, dated 29 November 2023), shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be prepared by a qualified ecologist and adhered to throughout the construction period.</p> <p><u>The development shall be constructed and operated in accordance with the recommendations set out within the Ecological Impact Assessment, prepared by Delta-Simons (ref: 98647.582479, dated 29 November 2023).</u></p> <p>Reason: To ensure the protection of species identified on and near to the site, and to accord with Policy PL9 of the Harlow Local Development Plan, December 2020.</p>	<p>Submission of a CEMP considered unnecessary by the applicant's qualified ecologist. This is amended to a compliance condition.</p>
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11	<p>Prior to the commencement of development, the acoustic performance of the design and construction of the development, including private and communal amenity spaces, shall be agreed in writing by the Local Planning Authority before construction commences.</p> <p>The design and construction should provide the performance to provide reasonable resting / sleeping conditions, and the performance for private and communal external amenity spaces, with reference to British Standard BS8233: 2014 — Guidance on Sound Insulation and Noise Reduction for Buildings — Code of Practice (or such standard which may supersede it from time to time).</p> <p>To achieve a minimum in situ level of airborne sound insulation of 50 dB DnT, w+Ctr to the commercial premises at ground level of Block ABC, the proposed separating floors should be specified to achieve a weighted sound reduction index (Db Rw+Ctr) at least 5 dB to 10 dB higher than the in situ criterion (i.e. a minimum specified performance of 55 dB Rw+Ctr to 60 dB Rw+Ctr). This minimum specified level of performance (circa 60 dB Rw+Ctr) can be readily achieved by a typical concrete floor construction with the addition of mass barrier ceilings on proprietary resilient hangers or equivalent.</p> <p><u>The development shall be built in accordance with the findings of the approved Noise Impact Assessment (ref: 50-872-R1-7, dated 30 November 2023) to achieve an appropriate acoustic performance that provides reasonable resting / sleeping conditions.</u></p> <p>Reason: To protect the amenity of occupiers of the development, and to ensure accordance with HLDP Policy PL2 of the Harlow Local Development Plan, December 2020.</p>	<p>Details of the background noise levels and design criterion are included in the Noise Impact Assessment therefore this condition is amended to a compliance condition.</p>
12	<p>Prior to the <u>occupation</u> development of Block E, the details of the proposed signage to be installed at the entrance, and on the western elevation, shall be agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the signage is appropriate for the building and townscape, and enhances</p>	<p>Trigger changed to enable sufficient time for the signage design to be developed and to not hold up other aspects of the development. The signage is not considered a fundamental part of the building design which can be installed once complete.</p>

	the setting and character of St Paul's Church.	
15	<p>The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design.</p> <p>1. Prior to the commencement of above ground works, details of these measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.</p> <p>2. Prior to first occupation of each relevant building, a satisfactory Secured by Design inspection must take place and a Secured by Design certificate for each relevant building shall be submitted to and approved in writing by the Local Planning Authority.</p> <p><u>Prior to first occupation of each relevant building, the developer shall submit details of the proposed measures, including a Secured by Design certificate, that demonstrates an inspection has taken place, to be approved in writing by the Local Planning Authority.</u></p> <p>Reason: To ensure the development creates a safe and secure environment and reduces opportunities for crime, and to ensure accordance with Policy PL1 of the Harlow Local Development Plan, December 2020.</p>	Parts 1 and 2 have been combined for clarity.
16	<p>Prior to the installation of the approved pocket park, the developer shall:</p> <p>a) Engage with Essex Police to agree the detailed design and layout of the play provision, inclusive of equipment and public furniture, and obtain written confirmation of its acceptability.</p> <p>b) a) Submit detailed drawings and specifications of the proposed equipment, and surface treatments, signage and fencing to minimise the risk of conflict between vehicles and pedestrians, to be approved in writing by the Local Planning Authority. The approved details shall be implemented before first use of the pocket park.</p>	Part a) removed as this can be covered as part of the security management plan under condition 17.

	Reason: To ensure that the space is adequately designed to be inclusive of age and gender, ensures safety of users and functions properly during its lifetime.	
30	<p>The external lighting for the public realm and buildings will be implemented in accordance with the following approved plans, prepared by Elektra, dated September 2023 (ref: 946-101, 946-201, 946-202, 946-203, 946-204, 946-301, 946-302, 946-303, 946-304 and 946-401) <u>unless otherwise agreed in writing by the Local Planning Authority.</u></p> <p>Reason: To ensure suitable lighting provision across the site to enable safety and security, high-quality design, and to protect amenity and biodiversity.</p>	To enable the applicant the ability to amend the plans if necessary.
36	<p>Block E, and the commercial floorspace at ground floor level of Block ABC, shall be restricted to hours of operation between 07:00 and 23:00 Mondays to Sundays, including Public Holidays.</p> <p>No servicing shall take place outside of these hours in Block ABC only.</p> <p>The development shall be restricted to the following hours of operations, Mondays to Sundays, including Public Holidays.</p> <p>Block E – 07:00 – 00:00</p> <p>Block ABC – 07:00 – 23:00</p> <p>No servicing shall take place outside of these hours except for vehicles associated with touring performances leaving Block E only.</p> <p>Reason: In the interests of protecting amenity, and to ensure accordance with Policy PL2 of the Harlow Local Development Plan, December 2020.</p>	<p>Block E operating hours extended by one hour to midnight. This is to allow patrons to vacate the premises after a performance.</p> <p>Additional wording is added to the servicing of Block E to restrict this to touring performances outside of operational hours.</p>
38	<p>Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the commercial floorspace at ground level of Block ABC shall be restricted to Learning and Non-residential Institutions Use Class F.1 (a, b and/or c) <u>and F.2 (b)</u> only and shall not be used for any other purpose approval is obtained for a</p>	<p>Use classes restricted to provision of education, display of works of art, museum and hall or meeting place for the principal use of the local community.</p> <p>Wording changed at end of condition to enable the applicant to submit a planning application for a change of use, rather than</p>

	<p>variation of this condition through the submission of a planning application, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the commercial floorspace aligns with the broad principles of creating an arts and cultural quarter.</p>	<p>an application to vary the condition.</p>
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